150.0	0004	0008.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,700 / 938,700
					USE VALUE:	938,700 / 938,700
					ASSESSED:	938,700 / 938,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKENNEY BRIAN
Owner 2:	BRYANT-MCKENNEY HEATHER A
Owner 3:	
Street 1:	7 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRYANT-MCKENNEY HEATHER A -
Owner 2:	-
Street 1:	7 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2027 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	450,800	700	487,200	938,700
Total Card	0.145	450,800	700	487,200	938,700
Total Parcel	0.145	450,800	700	487,200	938,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.10 | /Parcel: 463.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 99208
GIS Ref:
GIS Ref:
Insp Date: 10/04/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	450,800	700	6,300.	487,200	938,700	938,700	Year End Roll	12/18/2019
2019	101	FV	178,900	700	6,300.	456,800	636,400	636,400	Year End Roll	1/3/2019
2018	101	FV	178,700	700	6,300.	377,600	557,000	557,000	Year End Roll	12/20/2017
2017	101	FV	178,700	700	6,300.	347,100	526,500	526,500	Year End Roll	1/3/2017
2016	101	FV	178,700	700	6,300.	316,700	496,100	496,100	Year End	1/4/2016
2015	101	FV	167,000	700	6,300.	310,600	478,300	478,300	Year End Roll	12/11/2014
2014	101	FV	167,000	700	6,300.	288,700	456,400	456,400	Year End Roll	12/16/2013
2013	101	FV	167,000	700	6,300.	274,700	442,400	442,400		12/13/2012

!11759!

PRINT

Date	Time
12/11/20	01:53:45

LAST REV

Date	Time
10/04/19	11:38:51
danam	
11759	

USER DEFINED

Prior Id # 1:	99208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRYANT-MCKENNEY	69484-182		6/23/2017	Convenience	1	No	No		
MARINO EUNICE M	54728-538		5/25/2010		469,000	No	No		
	7931-349		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1115	Addition	170,000	O				
3/31/2003	207	Re-Roof	2,700					

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2019	Measured	DGM	D Mann
9/23/2019	Left Notice	DGM	D Mann
9/23/2019	Permit Visit	DGM	D Mann
6/9/2018	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	355	PATRIOT
11/19/1999	Meas/Inspect	268	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 487,202 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09435034
Const Adj.:	0.99495000
Adj $ / SQ:	136.103
Other Features:	111011
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	472521
Depreciation:	21736
Depreciated Total:	450785

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

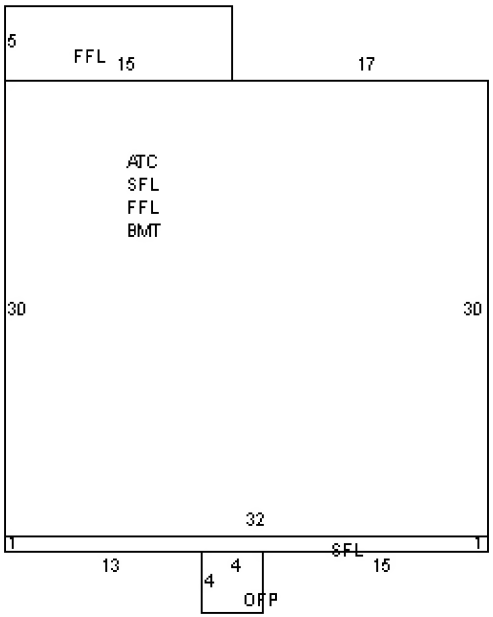
No Unit	RMS	BRS	FL
1	6	4	1
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.10
Special Features:	0	Val/Su Net:	135.01
Final Total:	450800	Val/Su SzAd	190.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,035	136.100	140,867
SFL	Second Floor	992	136.100	135,014
BMT	Basement	960	40.830	39,198
ATC	Attic	336	136.100	45,731
OFP	Open Porch	16	43.780	700

Net Sketched Area:	3,339		Total:		
Size Ad	2363	Gross Are	4562	FinArea	2027

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0004-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X10	A	AV	1995	4.13	T	19.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700